

Under
Construction
Completion
Q4 2019



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

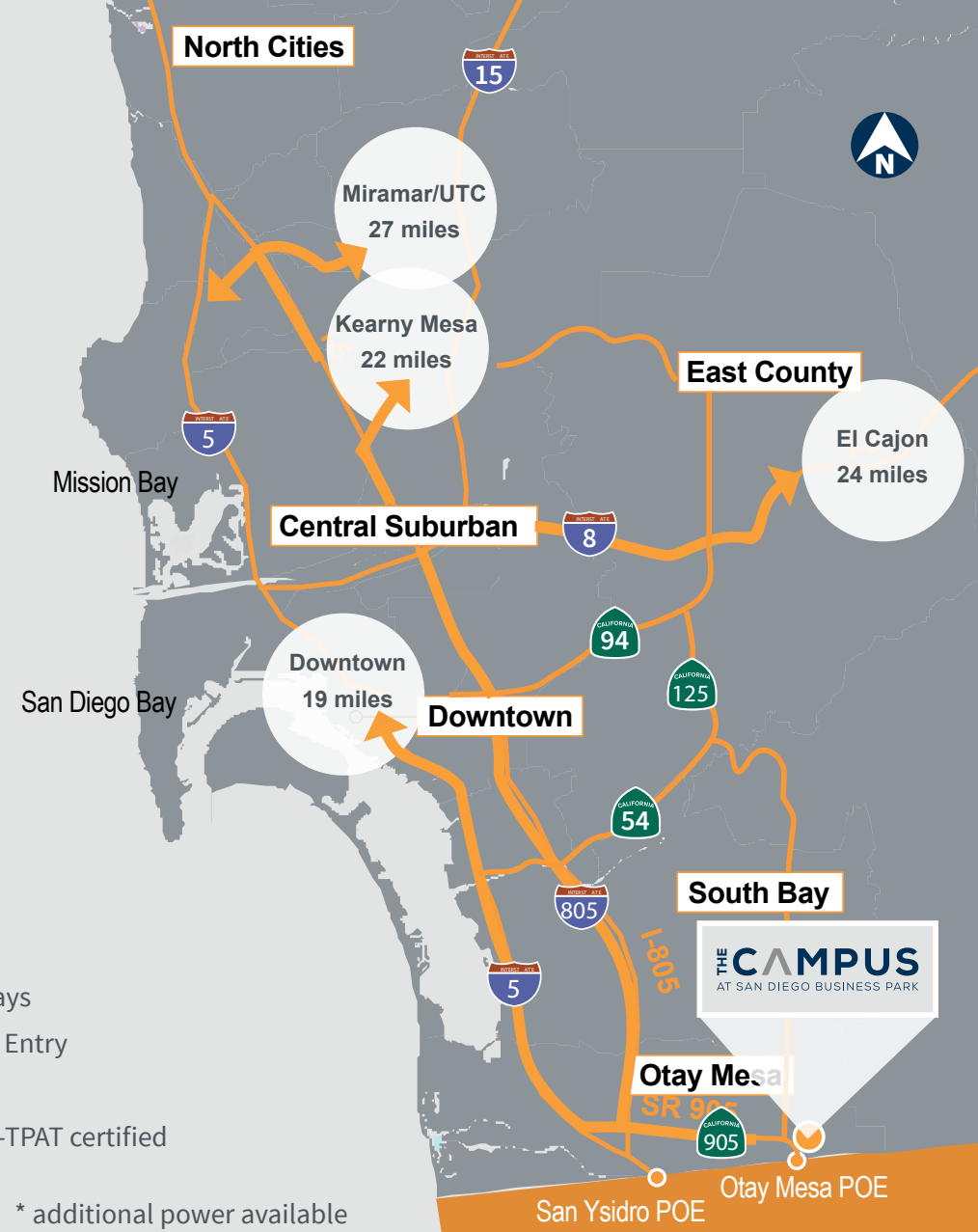
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BUILDING 3 - 2065 SANYO AVENUE, SAN DIEGO
137,000 SF for lease
Divisible to 39,000 SF
COMPLETION Q4 2019

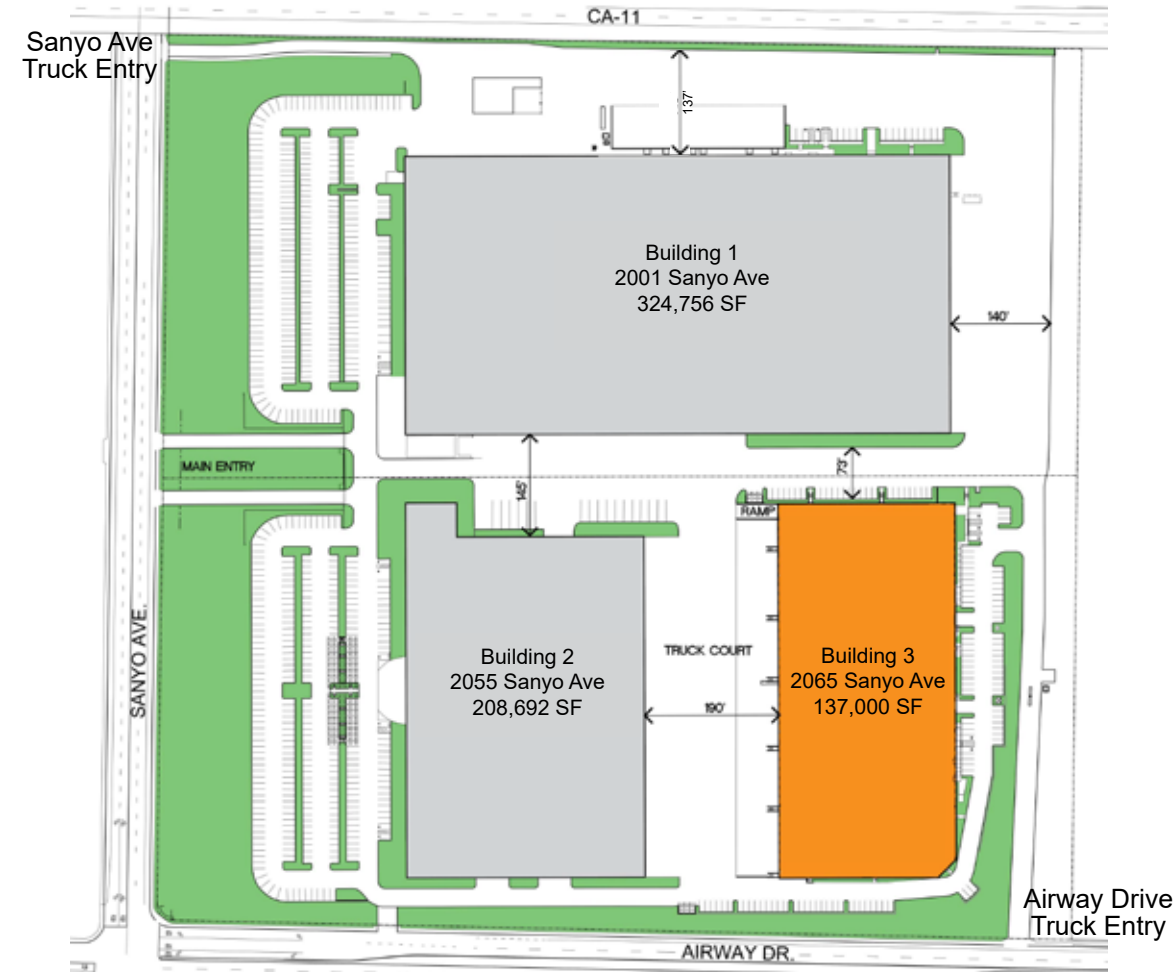
BUILDING 3 FEATURES

Total Size	137,000 SF
Mezzanine Area	5,000 SF
First Floor Area	132,000 SF
Divisible	39,000 SF
Clear Height	32'
Power	4,000 amps, 227/480 3-phase*
Sprinklers	ESFR
Loading	33 standard dock high doors 10 additional short yard docks available 4 grade level doors
Concrete Truck Yard	190'
Skylights	3%
Typical Column Spacing	50' x 54'; 60' deep dock bay
Completion	Q4 2019
Rent	\$.785 NNN
Operating Expenses	\$.19 psf estimated in year 1
Additional Details	Walking distance to Otay Mesa Border Crossing
Parking	1/1,000
Visibility	Highly visible from the SR-905 and SR-11 freeways
Location	Excellent location 1/4 mile to Otay Mesa Port of Entry with direct access to SR-905 and SR-11
Security	Fully fenced, secured site with onsite security, C-TPAT certified
Total Project Size	670,448 SF

* additional power available



THE CAMPUS SITE PLAN

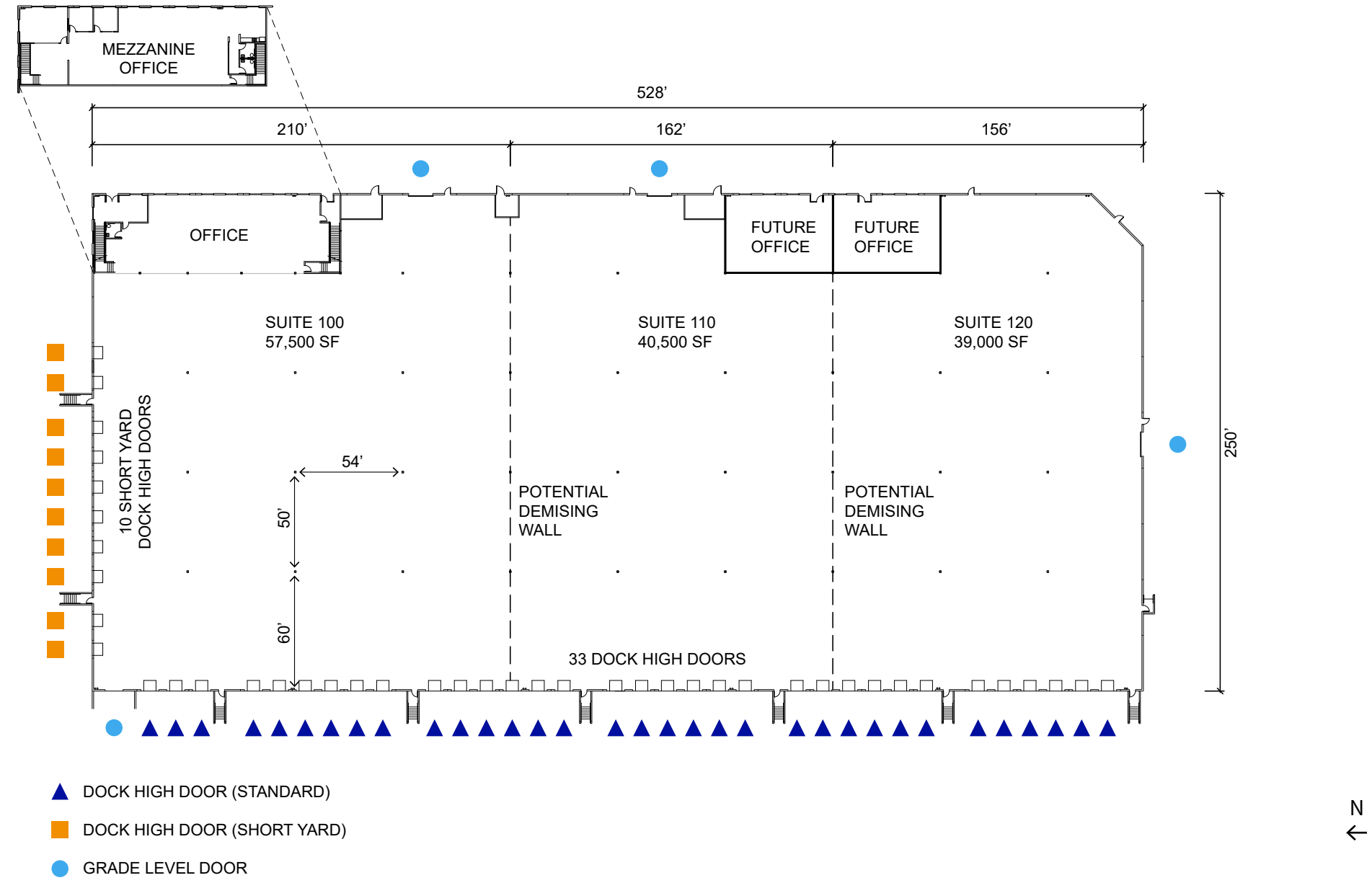


THE CAMPUS
AT SAN DIEGO BUSINESS PARK

Building 3

First Floor	132,000 SF
Mezz (expandable)	5,000 SF
Total	137,000 SF
Dock Doors	33
Short Yard Docks	10
Total Docks	43
Grade Doors	4
Dock Ratio	1 / 3,100 SF

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THE CAMPUS

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Murphy
Development Company



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